

# McKinley Marina

## Planning for the Future

Parks, Energy and Environment Committee Presentation  
March 11, 2014

# McKinley Marina

## Planning for the Future

Milwaukee County retained The Sigma Group and Marek Landscaping to complete a site investigation and conceptual design for McKinley Marina North.

The primary goal was to create a recommended site plan that improved access and traffic flow, and provided improved storm water management to Lake Michigan.

# Project Location

McKinley Marina, 1750 N. Lincoln Memorial Drive, Milwaukee





# Project Scope (Limits)



# Project Road Map – Process: Existing Conditions



Survey  
Borings  
Aerial mapping  
Utilities  
Building condition survey  
(county structures)  
Prior studies: Lakefront  
& east side  
Historic MYC information  
Lake levels (historic)  
Other misc.info.

# Meetings & Newsletters Timeline

**Stakeholder Meeting #1** February 5, 2013 at Milwaukee Yacht Club

**Newsletter #1** March 7, 2013

**Design Charette** March 12, 2013 at Milwaukee Yacht Club

**Stakeholder Meeting #2** April 17, 2013 at Milwaukee Yacht Club

**Newsletter #2** April 29, 2013

**Public Meeting #3** June 6, 2013 at McKinley Marina North Pavilion

**Newsletter #3** June 18, 2013



# User/Interested Group Identification

## User Groups (located on or have direct use of the site)

- McKinley Marina Management Staff (County Parks employees)
- Milwaukee Yacht Club
- Milwaukee Area Sails and Trails (MAST)
- North Slip Tenants
- Charter Fishing Groups

## Public Safety and Service Groups

- Milwaukee County Sheriff Staff
- Milwaukee Fire Department Staff
- Milwaukee Police Department Staff
- Wisconsin Department of Natural Resources Staff

## Neighborhood Groups and Others

- Preserve Our Parks
- Park People
- Clean Marina Program
- Nearby Businesses
- Neighborhood Groups
- Water Quality Specialists
- City/County/Agency Staff Members



# Design Charette - March 12, 2013 at Milwaukee Yacht Club





# Newsletters

## Newsletter #1

- March 7, 2013
- 555 individual emails
- 53% open rate by April 12, 2013

## Newsletter #2

- April 29, 2013
- 573 individual emails
- 44% open rate by June 1, 2013

## Newsletter #3

- June 18, 2013
- 584 individual emails
- 40% open rate by June 24, 2013
- The newsletter also included a link to larger site plan



# Option A



# Option B



# Option C



## Consolidated Plan – (Includes Key Elements From Each Option)



## Key Plan Elements

- Improved Boat Launch
- Improved Parking and Circulation
- Improved Pedestrian / Auto Conflict
- Improved Stormwater Mgmt. (sitewide)
- New Fish Cleaning Station
- Public Restrooms
- Improved Staging Dockage





SITE PLAN FOR MCKINLEY MARINA NORTH



Improved Boat Launch  
Improved Parking and Circulation  
Improved Pedestrian / Auto Conflict  
Improved Stormwater Mgmt. (sitewide)  
New Fish Cleaning Station  
Public Restrooms  
Improved Staging  
Dockage

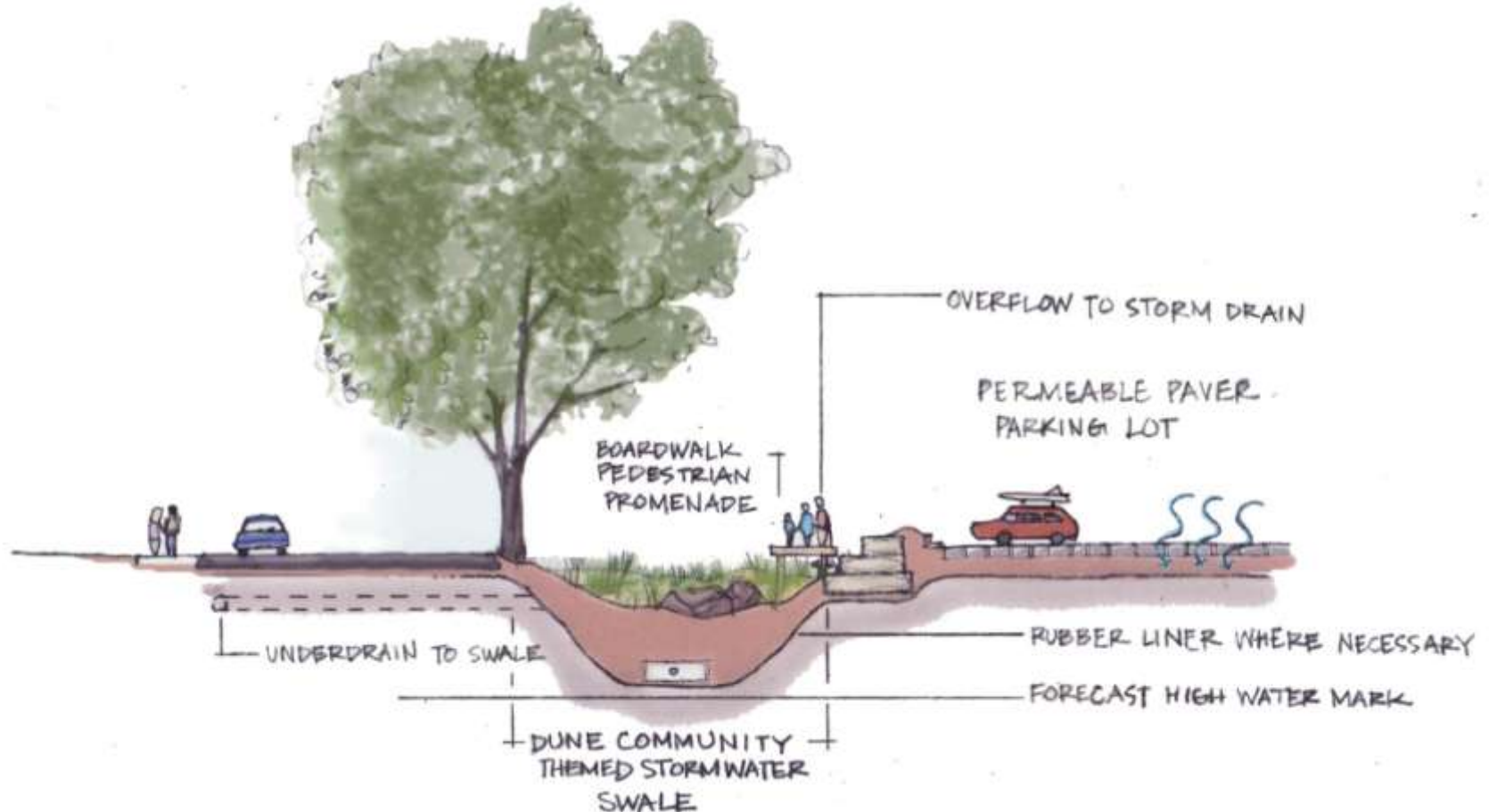


# Entry and Plaza

New Plaza  
Rental/Market Space  
Improved Intersection  
Main Pedestrian Thoroughfare  
Potential Future Parking



# Road and Pedestrian Path Cross Section





# Perspective Views



# MYC, Boat Storage and North Slip Parking



Screened Boat Storage  
Improved Yacht Club and Slip  
Parking  
Pedestrian Connection to  
Boardwalk  
Waterfront Terrace



# Boat Launch



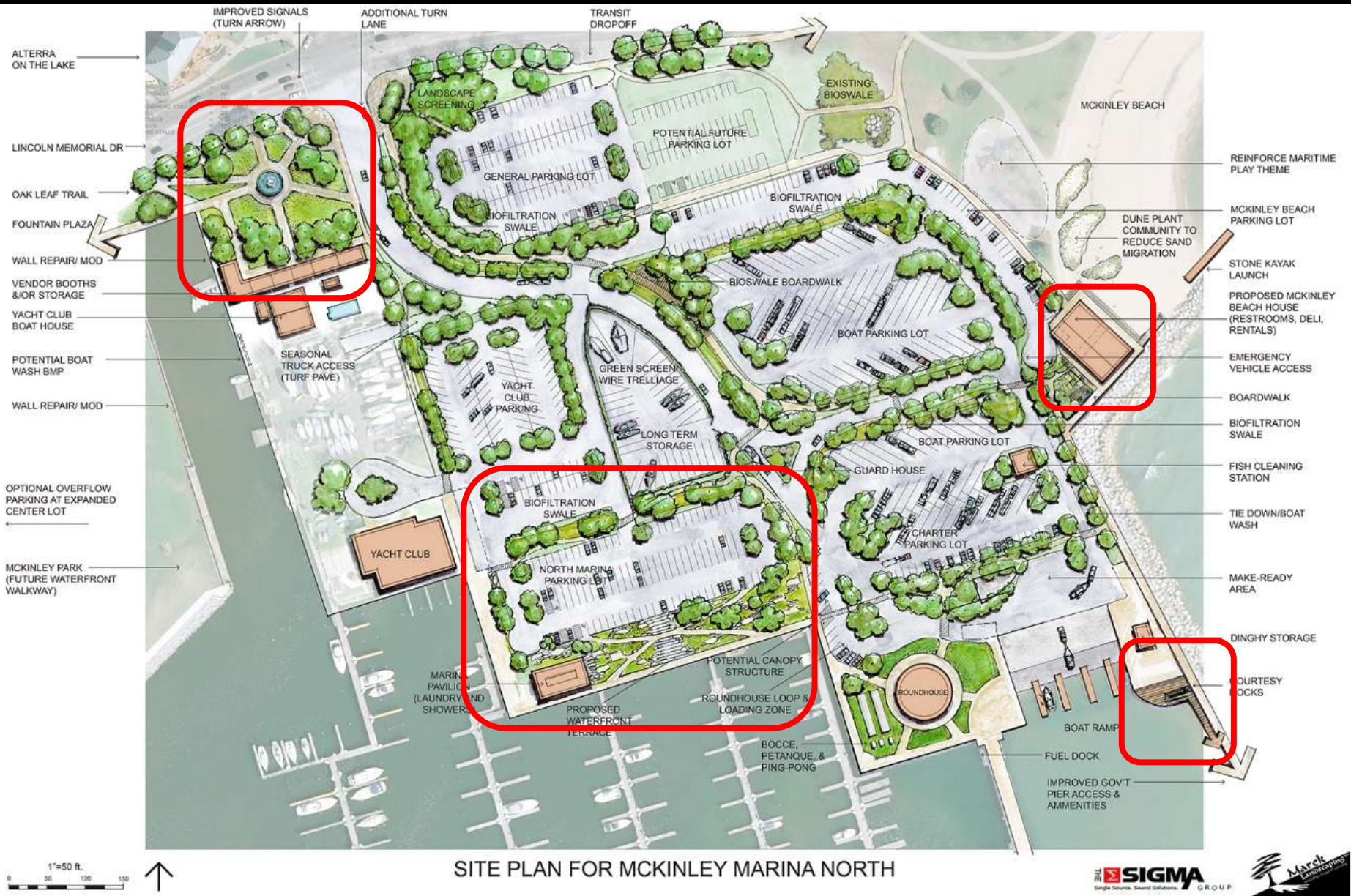
Relocated Guard House  
Improved Roundhouse Access  
New Fish Cleaning Station  
Boat Wash  
Make Ready Area  
Charter Parking  
Dinghy Storage  
Courtesy Dockage



# McKinley Beach Parking and Beach House







# Stakeholder Meetings Top Comments

## Site Improvements / Utilization

- Replace or repair the pavement
- Improved or increased lighting
- More restrooms
- Fish Cleaning Station
  - Maintain or Improve
  - Location
- Boat wash station
  - Should have easy access and should be tied to sanitary system
- Storage Space
  - Long term boat storage
  - Flex storage space
  - Dinghy storage
  - Location that is easy to use and can access launch ramp
- Future site infrastructure needs should be included in this project



# Stakeholder Meetings Top Comments

## Traffic / Circulation

- Improved circulation/traffic flow
  - Concerns about easy of egress from site at intersection of Lincoln Memorial Drive
- Additional entry/exit to the lot
  - Potential addition of another turning lane
- Decrease pedestrian/auto conflict
- Improved traffic signalization
  - Modification of the signal sequencing and timing
- Bike lane in and out of site should be considered.
- Parking is the single largest use of site followed by boat/trailer storage

# Stakeholder Meetings Top Comments

## Parking

- Parking is the single largest use of site followed by boat/trailer parking
- Increased parking
- Increased/improved parking at the roundhouse
- Better separation of MYC and general parking
- Improved/increased parking for pavilion



# Stakeholder Meetings Top Comments

*“...for many, this is one of the first locations they may encounter of the City of Milwaukee and that this should be planned as a picturesque and interesting “first view” for those individuals.”*

# Moving Forward

- **Phase I Final Report** - September 6, 2013
  - Investigation,
  - Evaluations
  - Conceptual Plans
  - Recommended Plan
- **Explore other funding opportunities**
  - Partnerships
  - Businesses
  - Grants



# THANK YOU

## PEEC